



# CITY OF ST PAUL

DEPARTMENT OF SAFETY AND INSPECTIONS  
 375 JACKSON STREET, SUITE 220  
 ST. PAUL, MINNESOTA 55101-1806  
 Phone: 651-266-8989 Fax: 651-266-9124  
 Visit our Web Site at [www.stpaul.gov/dsi](http://www.stpaul.gov/dsi)

## Site Plan Review Application



|                                       |   |   |
|---------------------------------------|---|---|
| Application Date<br><b>12/18/2020</b> | Application Method<br><input type="checkbox"/> Mail <input checked="" type="checkbox"/> Email <input type="checkbox"/> Walk-in <input type="checkbox"/> Fax | Site Plan Review Meeting Date (STAFF ENTRY ONLY)<br><b>ZC hearing 1/14/21</b> |
|---------------------------------------|---|---|

|  |   |
|--|---|
| Site Address(es)<br><b>411 &amp; 417 Lexington Pkwy N, St. Paul, MN, 55104</b> | Property Identification Number (PIN)<br>417: 342923410067 & 411: 342923410069 |
|--|---|

Project Name **Lexington Station Apartments**

Project Type:

|  |                                   |   |  |
|--|-----------------------------------|---|--|
| <input checked="" type="checkbox"/> New Construction | <input type="checkbox"/> Addition | <input type="checkbox"/> Parking Lot Only | <input type="checkbox"/> Other Site Work |
|--|-----------------------------------|---|--|

Proposed Land Use:

|  |   |   |                                     |
|--|---|---|-------------------------------------|
| <input type="checkbox"/> Commercial    | <input checked="" type="checkbox"/> Mixed-Use | <input type="checkbox"/> Multi-Family Residential | <input type="checkbox"/> Industrial |
| <input type="checkbox"/> Institutional | <input type="checkbox"/> Recreational         | <input type="checkbox"/> Single-Family            | <input type="checkbox"/> Duplex     |

Project Description:

This project is a 288-unit, six story, mixed-use development located on Lexington Parkway at the end of Fuller Avenue in St. Paul. The routing of the bike path will be incorporated into the site design and located on the north end of the overall property. The development will include Type I-A Construction (concrete with steel stud) for the first floor and Type III-B Construction (wood framed, prefabricated module construction) for the upper floors (Levels 2-6).

Project Contacts: Site Plans and documents shall be uploaded to the Electronic Plan Review system [planreview.stpaul.gov/ProjectDox](http://planreview.stpaul.gov/ProjectDox)

|   |   |   |
|---|---|---|
| Applicant<br><b>Alatus Development LLC</b><br>Contact - Chris Osmundson | Address<br>80 S 8th Street Suite 4155<br>City State Zip<br>Minneapolis MN 55402 | Email<br><b>cbosmundson@alatusllc.com</b><br>Phone<br><b>612.455.0712</b> |
|---|---|---|

|   |   |  |
|---|---|--|
| Responsible Party (Developer/Property Owner)<br><b>Alatus Development LLC</b> | Address<br>80 S 8th Street Suite 4155<br>City State Zip<br>Minneapolis MN 55402 | Email<br><b>See Applicant</b><br>Phone<br><b>See Applicant</b> |
|---|---|--|

|   |  |  |
|---|--|--|
| Architect<br><b>DJR Architecture, Inc.</b><br>Contact - Michael Kuntz | Address<br>333 N Washington Ave, Suite 210<br>City State Zip<br>Minneapolis MN 55401 | Email<br><b>mkuntz@djr-inc.com</b><br>Phone<br><b>612.207.1241</b> |
|---|--|--|

|   |   |  |
|---|---|--|
| Civil Engineer<br><b>Loucks</b><br>Contact - PJ Disch | Address<br>7200 Hemlock Lane, Suite 300<br>City State Zip<br>Maple Grove MN 55396 | Email<br><b>PDisch@loucksinc.com</b><br>Phone<br><b>763.300.3596</b> |
|---|---|--|

**REQUIRED:** Email to receive Electronic Plan Review document upload link: [mkuntz@djr-inc.com](mailto:mkuntz@djr-inc.com)

Project and Land Use Details:

|   |  |  |  |
|---|--|--|--|
| Est. Project Start/End Dates: <b>May, 2021 - July, 2022</b> | Estimated Project Cost: \$ <b>60,496,000 TDC</b>                         |  |  |
| Existing Use: <b>Vacant Commercial Land</b>                 | Proposed Use: <b>Mixed Use (Market Rate Apartments &amp; Commercial)</b> |  |  |
| Parcel Area (square feet): <b>89,298 SF</b>                 | Disturbed Land Area (square feet): <b>88,000 SF</b>                      |  |  |
| Building Gross Floor Area: <b>331,300 SF</b>                | Floor Area Ratio: <b>2.72</b>  |  |  |
| No. of Existing Off-Street Parking Spaces: <b>0</b>         | No. of Proposed Off-Street Parking Spaces: <b>243</b>                    |  |  |
| No. of Existing Residential Units: <b>0</b>                 | No. of Proposed Residential Units: <b>288</b>                            |  |  |
| No. of Affordable Residential Units: <b>0</b>               | % AMI for Affordable Residential Units: <b>N/A</b>                       |  |  |
| <input type="checkbox"/> Flood Plain Property               | <input type="checkbox"/> Historic District/Property                      | <input type="checkbox"/> Steep Slopes (>12%) | <input checked="" type="checkbox"/> Travel Demand Mgmt. Plan |

If you are a religious institution you may have certain rights under RLUIPA. Check this box if you identify as a religious institution.

Applicant certifies that all information provided herein is true and accurate.

|   |   |
|---|---|
| APPLICANT NAME (PRINT) <b>Christian Osmundson</b> | SPR File # (STAFF ENTRY ONLY) <b>20-100-785</b> |
|---|---|

|                     |                               |
|---------------------|-------------------------------|
| APPLICANT SIGNATURE | SPR Fee \$ (STAFF ENTRY ONLY) |
|---------------------|-------------------------------|

Check  Credit Card  Online Payment



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## Site Plan Review Application



### STAFF USE ONLY

|  |   |
|--|---|
| City Agent <b>Ashley Skarda</b>  | Date Application Received <b>12/18/20</b>             |
| Zoning District <b>T4</b>  | Overlay Zoning District <b>Lightrail Station Area</b> |
| District Council <b>Union Park, Frogtown, Summit U, Hamline Midway</b>                 | City Council Ward <b>4, 1</b>                         |
| Watershed District <b>CRWD</b>   | MnDOT or County ROW <b>County ROW - Lexington</b>     |
| <input type="checkbox"/> Entitlements Required: Variance, CUP, Rezoning, Plat          | <input type="checkbox"/> Current Building Permit(s) # |
| <input checked="" type="checkbox"/> Parkland Dedication Fee Required, AMOUNT: \$ _____ | <input type="checkbox"/> Previous SPR(s)              |



## CITY OF SAINT PAUL

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## Site Plan Review Application Submittal Requirements



Site Plan Review applications and application fees may be submitted to the City of Saint Paul Department of Safety and Inspections at 375 Jackson Street, Suite 220, St. Paul MN 55101, by email at [SitePlanReview@ci.stpaul.mn.us](mailto:SitePlanReview@ci.stpaul.mn.us) or by fax at 651-266-9124. Site Plan Review can be reached at 651-266-9008 from 7:30 am - 4:30 pm, Monday through Friday.

Site Plan Review is required for multi-family residential, commercial, industrial, institutional, or recreational new construction, additions, or parking lots, as well as land disturbances greater than 10,000 feet square, construction on slopes 12% or greater, or one and two-family residential properties over one acre or located in a tree preservation district.

*Identify the items below that are included with the submittal of your Site Plan Review application package. Provide an explanation for any item indicated as Not Included or Not Applicable. Failure to provide required documentation may result in your Site Plan Review application being rejected.*

Upload this completed document and the following required Site Plan materials to your Electronic Plan Review project.

| Item   | Yes                                 | No                       | N/A                      | Comments: |
|--|-------------------------------------|--------------------------|--------------------------|-----------|
| <b>Site Plan Review Application</b>  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |           |
| <b>Application Fee (check or credit card)—</b><br>\$525 for first 10,000 sf of disturbance, plus \$210 for each additional 10,000 sf increment of disturbance for expansions or parcel area for new construction.<br>Additional fees may apply, e.g. TDMP, Flood Plain, Steep Slopes | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |           |
| <b>Project Description/Overview—</b><br>Narrative description of the project, project contacts and design professionals  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |           |
| <b>Location Map—</b><br>Map of the proposed development within the City  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |           |
| <b>Certified Survey—</b><br>Including existing conditions such as property lines, easements, buildings, utilities, parking, sidewalks, driveways, landscaping, wetland, park land  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |           |
| <b>Demolition Plan—</b><br>Including private property and public realm removals, utility cuts, tree protection measures  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |           |
| <b>Erosion Control Plan—</b><br>Including measures such as silt fences, inlet protection, rock construction entrance and street cleaning, stormwater pollution prevention plan   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |           |
| <b>Site Layout and Paving Plan—</b><br>Including proposed buildings, dimensions, and other appropriate labels. Consider Zoning design and dimensional standards.   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |           |

|   |                                     |                          |                                     |                        |
|---|-------------------------------------|--------------------------|-------------------------------------|------------------------|
| <b>Grading Plan—</b><br>Including existing and proposed conditions, 1' contours and elevation points, ponding areas for storm water detention   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                        |
| <b>Utility Plan—</b><br>Including water lines, hydrants, fire department connections for sprinklers, catch basins with rim and invert elevations, sanitary and storm lines            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                        |
| <b>Landscaping and Site Improvements—</b><br>Existing and proposed conditions including planting schedule and details, streetscape features (e.g. lighting, fences, sidewalks, poles) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                        |
| <b>Architectural Plans—</b><br>Building elevations, basic floor and parking level plans, roof plans including drainage and mechanical screening                                       | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                        |
| <b>Exhibits—</b><br>As needed, e.g., vehicle turning movements, site triangles  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                        |
| <b>HydroCAD and Drainage Maps—</b><br>As needed to meet stormwater rate control requirements  | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                        |
| <b>Travel Demand Management Plan (TDMP)—</b><br>For development of 100+ off-street parking spaces, or 100+ spaces existing and increase of 25% or 50 parking spaces                   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                        |
| <b>Traffic Memo or Traffic Impact Study—</b><br>As requested by Public Works Transportation Planning and Safety   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/>            |                        |
| <b>Floodplain Application—</b><br>Flood Response Plan required for development within the River Corridor Critical Area or flood plain   | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | n/a not in flood plain |